

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



13 WINDROWER CLOSE, NUNEATON, CV11 7AB

OFFERS OVER £475,000

Impressive substantial & executive Taylor Wimpey 2022 built detached family home. Sought after and convenient location on the outskirts of Nuneaton within short driving distance of including shops, restaurants, public houses, bus service. Overlooking open countryside, easy access to the A5 and M69 motorway & a stones throw from the Watling Meadows Primary School.

Immaculately presented and energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias, CCTV. Spacious accommodation offers canopy porch, entrance hallway, lounge, study/playroom, dining kitchen, utility/WC. Four good sized bedrooms, two with en suite shower rooms, One with fitted wardrobes, and family bathroom. Driveway to double garage! Good sized enclosed rear garden. Viewing highly recommended.



TENURE

Freehold
Council Tax Band F
EPC Rating B

ACCOMMODATION

Canopy porch leading to composite front door to



ENTRANCE HALLWAY

With double panelled radiator, LVT flooring, wired in smoke alarm, doorbell chime. Wall mounted heating thermostat, spindle balustrade staircase to first floor landing. Under stairs storage cupboard. White panelled interior door to



LOUNGE

12'7" x 23'3" (3.84 x 7.10)

With LVT flooring, single panelled radiator, UPVC SUDG door to the rear garden. Wall panelling, white Venetian blinds which run throughout the property. White panelled interior door to



PLAYROOM/STUDY

12'7" x 8'1" (3.84 x 2.48)

With shutter blinds, wood strip laminate flooring, double panelled radiator, storage cupboard housing the fuse board and internet points. White panelled interior door to



UTILITY ROOM/WC

5'8" x 6'2" (1.73 x 1.90)

With LVT flooring. Low level WC, single panelled radiator, extractor fan. A run of kitchen units with marble effect working surface above, sink with chrome mixer tap and matching upstands. Built in washing machine. Timber and glazed door to



KITCHEN/DINER

21'7" x 11'4" (6.60 x 3.47)



KITCHEN AREA

With a range of fashionable floor standing taupe kitchen cupboard units with marble effect working surface, one and a half ceramic drainer sink with chrome mixer tap, the cupboards have chrome handles, built in fridge freezer, Zanussi double oven and built in Zanussi dishwasher, four ring Zanussi gas hob with extractor hood above, matching wall cupboard units, one housing the Ideal logic combination boiler for domestic hot water and gas central heating.



DINING AREA

Two double panelled radiators and UPVC SUDG door to the rear garden.



FIRST FLOOR LANDING

With smoke alarm, single panelled radiator and loft access. White panelled interior door to



BEDROOM ONE

12'10" x 11'7" (3.92 x 3.54)

With single panelled radiator, wall panelling. Full width built in wardrobe with shelving and hanging rails. Wall mounted thermostat. Door to large useful built in cupboard, TV aerial point. Shutter blinds. White panelled interior door to



EN SUITE SHOWER ROOM

5'1" x 8'3" (1.56 x 2.52)

With LVT flooring, single panelled radiator, low level WC, pedestal wash hand basin and chrome mixer tap. Shower enclosure with bar shower, extractor fan and tiled surrounds.



BEDROOM TWO TO REAR

10'7" x 11'7" (3.25 x 3.54)

With single panelled radiator. Shutter blinds. Useful storage cupboard housing the immersion tank. Door to



EN SUITE SHOWER ROOM

34'7" x 8'3" (10.56 x 2.52)

With LVT flooring, pedestal wash hand basin, low level WC. Glazed shower enclosure with bar shower above, tiled surrounds and extractor fan. White panelled interior door to



BEDROOM THREE

9'2" x 9'3" (2.80 x 2.82)

With single panelled radiator, TV aerial point. Wood effect laminate flooring. Shutter blinds. White panelled interior door to



BEDROOM FOUR

12'7" x 7'4" (3.84 x 2.24)

With single panelled radiator, TV aerial point and shutter blinds.



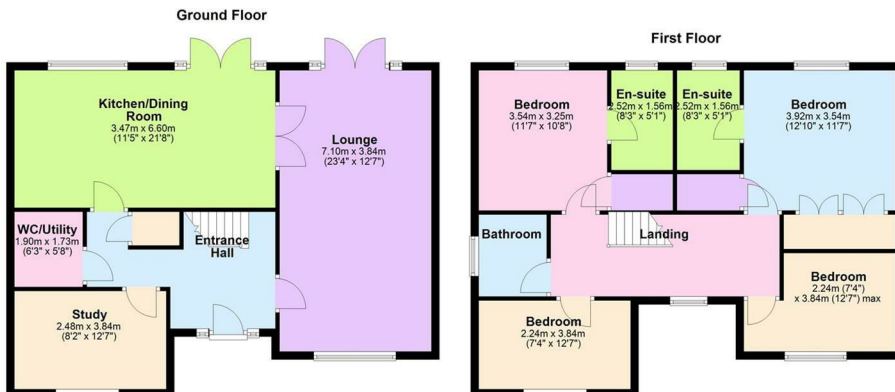
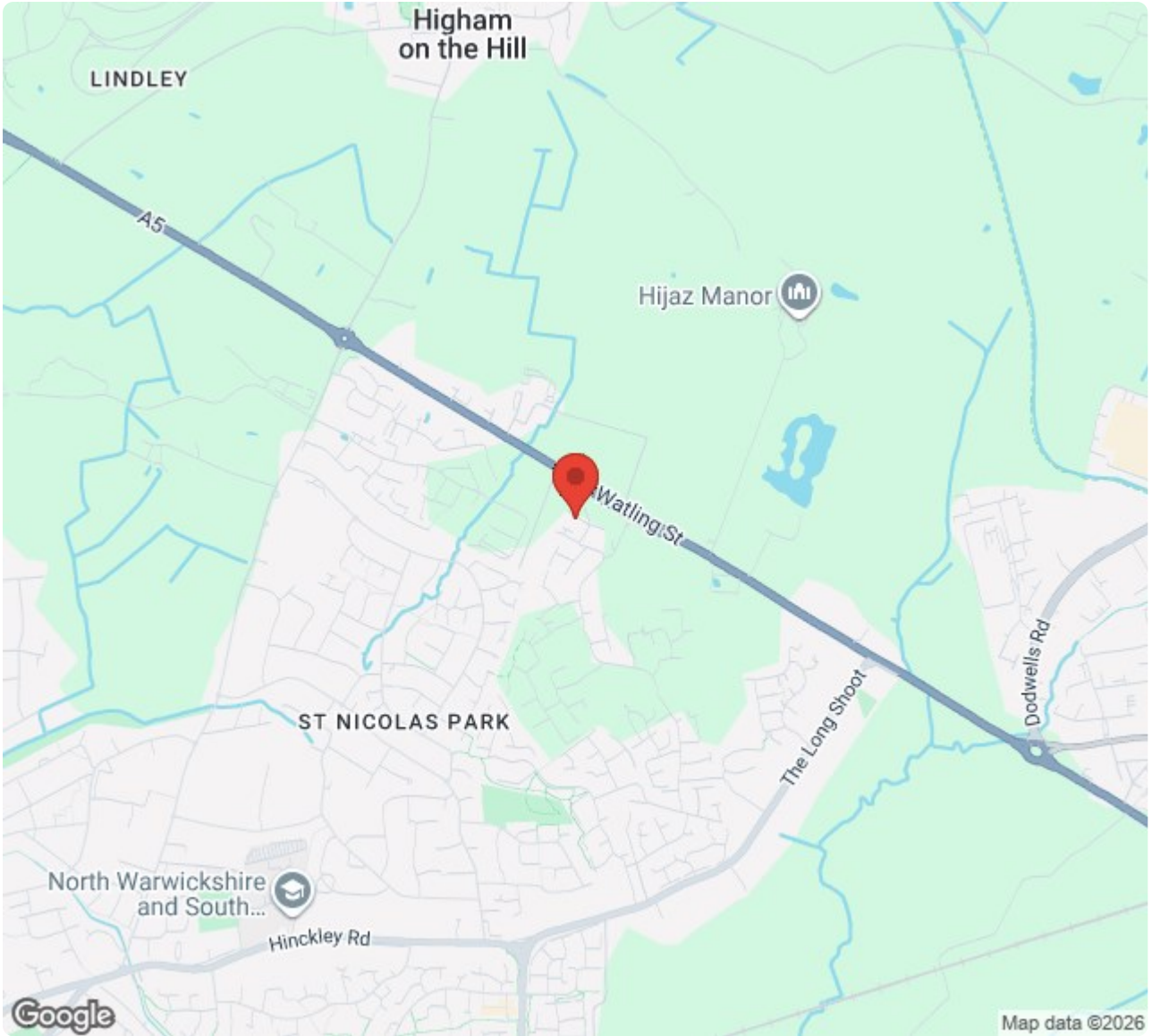
FAMILY BATHROOM



OUTSIDE

The property to front has a tarmac driveway leading to a double garage with up and over doors to front with lighting and electric, there is also outside lighting to the outside of the property with a concrete slabbed pathway leading to the front door surrounded by an area of artificial turf. The property to rear has a porcelain slabbed patio adjacent to the rear of the house, the garden is predominantly in artificial turf with a further area of porcelain patio with outside tap and lighting and power socket.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Scrivins & Co
Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk